

154.0

0001

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

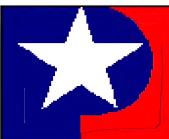
658,000 / 658,000

USE VALUE:

658,000 / 658,000

ASSESSED:

658,000 / 658,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		EUSTIS ST, ARLINGTON

Legal Description		User Acct
		102481
		GIS Ref
		GIS Ref
		Insp Date
		01/20/18

## OWNERSHIP

Unit #:

Owner 1: SMITH ELLEN E	
Owner 2:	
Owner 3:	

Street 1: 6 EUSTIS ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	Type:
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## PREVIOUS OWNER

Owner 1: SMITH ROBERT R & ELLEN E -	
Owner 2: -	

Street 1: 6 EUSTIS ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02476		

SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

SMITH ROBERT R	73985-485	1	1/14/2020	Convenience	1	No	No	
	12121-477		11/30/1971			No	No	N

OTHER ASSESSMENTS	Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt	11	41A	
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

BUILDING PERMITS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
	12/14/2010	2405	Porch	10,000					REBUILD W/NEW ROOF	1/20/2018	Meas/Inspect	HS	Hanne S

ACTIVITY INFORMATION	Sign:	VERIFICATION OF VISIT NOT DATA	/
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LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	101	One Family		4900		Sq. Ft.	Site		0	80.	1.16	9									453,599						453,600	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Fair	OF=BMT SINK.													
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:														
Foundation: 1 - Concrete		3/4 Bath: 1	Rating:														
Frame: 1 - Wood		A 3QBth: 1	Rating:														
Prime Wall: 4 - Vinyl		1/2 Bath: 1	Rating:														
Sec Wall: %		A HBth: 1	Rating:														
Roof Struct: 1 - Gable		OthrFix: 1	Rating: Average														
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Fair	<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1									
Color: BEIGE		A Kits: 1	Rating:					Level   FY LR DR D K FR RR BR FB HB L O									
View / Desir:		Fpl: 2	Rating: Average					Other									
<b>GENERAL INFORMATION</b>				WSFlue: 1				Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1938		Eff Yr Blt:						Lvl 1									
Alt LUC:		Alt %:						Lower									
Jurisdct: G12		Fact: .						Totals				RMs: 6	BRs: 3	Baths: 1	HB		
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AV - Average 31 %				Exterior:				No Unit RMS BRS FL					
Prim Int Wal 2 - Plaster				Functional: %				Interior:				1 6 3 M					
Sec Int Wall: %				Economic: %				Additions:									
Partition: T - Typical				Special: %				Kitchen:									
Prim Floors: 3 - Hardwood				Override: %				Baths:									
Sec Floors: 4 - Carpet 50 %				Total: 31 %				Plumbing:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 110.00				Electric:									
Subfloor:				Size Adj.: 1.35000002				Heating:									
Bsmnt Gar: 1				Const Adj.: 0.98500049				General:				Totals					
Electric: 3 - Typical				Adj \$ / SQ: 146.273								1	6	3			
Insulation: 2 - Typical				Other Features: 68250													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 296194				WtAv\$/SQ: AvRate: Ind.Val									
Solar HW: NO	Central Vac: NO			Depreciation: 91820				Juris. Factor: 1.00 Before Depr: 146.27									
% Com Wal	% Sprinkled			Depreciated Total: 204374				Special Features: 0 Val/Su Net: 83.98									
<b>MOBILE HOME</b>				PARCEL ID 154.0-0001-0002.A				Final Total: 204400 Val/Su SzAd 177.12									
Make: Model: Serial #																	
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	